Local Conservation Financing Tool

Conserve farms and forests while providing for urban infrastructure needs –
Link infrastructure financing to Transfer of Development Rights.

Objectives

- Direct growth away from working farms and forests and invest in local communities that play a leadership role in absorbing that growth.
- Link an infrastructure financing tool to Transfer of Development Rights (TDR) to promote sustainable growth, economic development and address urban infrastructure needs in the central Puget Sound together .

Who benefits?

Cities – gain access to a new infrastructure financing tool modeled from the Local Revitalization Financing Tool (2009) to revitalize and redevelop key urban areas while helping to provide housing choices in proximity to jobs and services.

Developers – projects are more economically viable with infrastructure improvements, development bonuses and other incentives.

Farm and forest landowners – option to realize real estate value while continuing to manage land as working farms and forests.

Citizens of Washington State – the farm and forest land is permanently conserved, providing a range of benefits from protecting watersheds and Puget Sound to reducing government spending on far-flung infrastructure improvements.

How it Works

1. TDR Allocation	2. Commit & Plan	3. Infrastructure Investment	4. Market–Lead Redevelopment	5. Farm & Forest Conservation

1. King, Pierce and Snohomish counties assess total number of development rights (DRs) on farm and forest lands, Commerce and PSRC, along with counties and cities, allocate a fair share to each city – the "allocated share".
2. Cities wishing to participate in the program act to accept all or a portion of the allocated share by creating a plan for development of adequate infrastructure within one or more local conservation finance areas (LCF areas).
   - LCF areas must be sufficient to accommodate all or a specified portion of the allocated share over a period of time not to exceed 10 years.
   - LCF areas are limited to area(s) containing up to 25% of the city's total assessed property tax value.
   - Notice of creation of LCF areas must be given to affected taxing districts and local governments at least 120 days in advance of the public hearing.
3. Cities can access the local share of the LCF financing when permits are issued for projects that account for 25% of the allocated share of TDR. Cities can apply for the state share of the LCF financing after permits are issued for projects that account for 50% of the allocated share of TDR. Cities can bond against these revenues to make the infrastructure improvements called for in the LCF development plan.
4. Improvements to infrastructure make the LCF areas more favorable for development. The private market responds by building projects in the LCF area and utilizing TDR.
5. Over time, all of the DRs in the city's allocated share will be utilized in the LCF area. As multiple cities attain their TDR allocation shares, large areas of farm and forest land will be permanently conserved.

Cascade Land Conservancy
Main Office – 615 Second Avenue, Suite 600 – Seattle, WA 98104 – P. 206.292.5907 – F. 206.292.4765
King County – Kittitas County – Mason County – Pierce County – Snohomish County
info@CascadeLand.org

CascadeLand.org

Conserving Great Lands
Creating Great Communities